

**TOWN OF ALTON  
ALTON PLANNING BOARD  
ZONING ORDINANCE WORKSHOP**

**December 14, 2009  
APPROVED 12-21-09**

**Members Present:** Timothy Roy, Acting Chair  
Scott Williams, Clerk  
Thomas Hoopes, Member  
Cynthia Balcius, Member  
David Collier, Alternate

**Others Present:** Timothy Morgan, Member, Zoning Board of Adjustment  
Sharon Penney, Town Planner  
Lou Lacourse, Prospective Member, Zoning Board of Appeals

**I. CALL TO ORDER**

Timothy Roy, Acting Chair, called the meeting to order at 5:15 p.m.

**II. APPOINTMENT OF ALTERNATES**

T. Roy appointed David Collier as a member for this meeting.

**III. APPROVAL OF AGENDA**

In the heading of the agenda, Tuesday needs to be changed to Monday.

**S. Williams made a motion to accept the agenda as amended. D. Collier seconded the motion, which passed unanimously.**

**IV. MINUTES**

There were none.

**V. PUBLIC INPUT**

T. Roy opened the floor to non case specific public input. Hearing none, he closed public input.

**VI. DISCUSSION**

S. Penney has a call in to Eric Selzer, her contact at OEP. He has not returned her call yet, but she hopes to hear from him soon. The Wind Energy Ordinance cannot be dealt with at this time, but will be finalized as soon as requested information comes in.

S. Penney has spoken to Mary Pinkham Langer concerning the Excavation Ordinance; she has looked at the 1980 regulations and made specific edits and also supplied an example from the town of Alexandria, which she feels is close to what Alton might be looking for.

There was discussion concerning Jedry's pit and whether his crusher is stationary or portable.

S. Penney pointed out that Mary Pinkham Langer made comments through the text of the regulations; her comments are highlighted in yellow. Anything crossed out is to be replaced with text that is underlined.

There was discussion concerning creating an inventory of gravel pits. S. Penney suggested forming a subcommittee to do this inventory; S. Williams suggested getting a list from Tom Sargent and a list from Mary Pinkham Langer and comparing the two. There was also some discussion concerning a prior pit inventory that might have been done. The process for operating a pit, including the yearly reporting requirements, was discussed.

Grandfathering was discussed; Mary Pinkham Langer did not think any of the pits in Alton needed to be grandfathered.

S. Penney suggested that they all take the regs and see if there are any glaring omissions or errors.

There was discussion concerning the need to make sure to get to conservation subdivisions and the development of a commercial zone starting early next year. Members discussed using the zoning maps and adding the idiosyncratic information to them so that areas that can not be used are clearly marked. This would define parameters that could be used for different purposes.

Question was asked who could advise on the conservation subdivision; S. Penney suggested Steve Whitman. Other names were discussed. T. Hoopes felt that the woman who wrote the chapter in a book he picked up at a workshop could be a good resource. S. Penney will make a copy of the chapter for each member. Funds for consulting fees were discussed; S. Penney is going to look into some grants that might be available.

L. Lacourse suggested that he could speak to the Cooperative Extension Service to see if they have a suggestion of who could come and speak to the Board on this. S. Penney will ask Peter as well as calling Steve Whitman.

D. Collier spoke about having a requirement to show how many lots you can get so you don't have people determining a greater number than they should. They would show what they would get in a standard subdivision in that zone, and that is the maximum number of lots they would be allowed. In the model he used, his maximum was thirty two lots; he ended up with twenty four, two of which were open space. There was discussion concerning the ability to use some of the common land for septic; common septic systems were also discussed. He spoke about how a conservation easement is overseen by the state; there are different means of holding the open space. There is good language at the state level for governing the conservation easement.

T. Hoopes gave his views of Mr. Laurent's concepts concerning building conservation subdivisions. Members discussed different types of clusters/subdivisions.

There was discussion concerning upcoming meetings and what needs to be completed before the public hearing.

#### **IV. ADJOURNMENT**

**T. Hoopes made a motion to adjourn; motion was seconded by S. Williams and passed unanimously.**

Meeting adjourned at 6:00 p.m.

There is a regular Planning Board meeting on Tuesday, December 15, 2009 at 6:00 p.m., and another workshop on Thursday, December 17, 2009 at 5:00 p.m.

Respectfully submitted,

Mary Tetreau  
Recorder, Workshop Session